

How will annexation affect zoning for IN-HOME BUSINESSES?

How will the tax requirements of my in-home business change?

King County does not currently have a tax on home-based businesses, whereas Renton does have a tax, per individual worker, based on the number of hours worked. For an employee working 40 hours/week for a year, this tax amounts to approximately \$55/year. For more details, please see <http://ci.renton.wa.us/fis/buslic.htm>.

How will the size requirements of my in-home business change?

King County requires that the total area devoted to an in-home business be less than 20% of the floor area of the home, not counting attached garages and storage buildings. Renton's percentage limit is 25%, but Renton also puts a total size limit of 500 square feet on in-home businesses. King County is now processing changes to these regulations to allow a wider range of uses.

How will the parking requirements of my in-home business change?

In addition to required parking for the home, King County requires one on-site parking stall if a nonresident is employed, and one on-site parking stall if business services are rendered on-site. Renton, on the other hand, does not allow expansion of parking to support an in-home business.

How will restrictions placed on sales of goods and services change?

King County limits sales of goods to mail-order or telephone-order, with off-site delivery. Services may be rendered on-site, but all services must be arranged by appointment.

Renton allows on-site retail sales of products made on the premises, and they allow on-site services to be rendered without appointments. However, Renton does put limits on customer visits. No more than eight customer visits per day are allowed, and there can be no more than one customer on the premises at any one time. Customer visits must occur between the hours of 8:00 AM and 8:30 PM.

How many non-resident workers may I employ?

Both King County and Renton allow no more than one non-resident employee.

What additional restrictions would be placed on my in-home business?

Renton Code states that there shall be no noise, vibration, smoke, gas, dust, odor, heat, or glare produced by the business that would exceed that normally associated with a dwelling. Also, Renton restricts signage to be non-electric, non-illuminated, and no larger than two square feet in area.

Home Industrial Business

King County also has a category of home-based businesses called “Home Industry” that generally allows larger businesses with more outdoor storage, parking requirements and a wider range of activities permitted. Home industries may be on sites no larger than one acre, and must take up less than 50% of the floor area of the home. Four non-residential employees are allowed with additional parking required for each non-residential employee and customer.

Renton does not have a home business category of this scale and intensity. Any existing properly permitted home industrial business would be grandfathered upon annexation and allowed to continue, but would not be allowed to expand. Home industrial businesses that do not have all required King County permits are required to either scale back to meet Renton’s home business standards or are phased out over a negotiated time period.

Source: King County Code (21A.30.080), City of Renton Municipal Code (4-9-090)